

Key: 4730

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.483

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
NEWCOMB DEXTER A & BITZER ANN M P O BOX 364 SCITUATE, MA 02066				40-1-36-0				135 TURNER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NEWCOMB DEXTER A & CURRAN WILLIAM & JOANNE				05/31/1996	QS	150,000	14406-143				
DONOVAN MARY CATHERINE ET				01/16/1979	XX	4656-393	3461-96				
DONOVAN MARY CATHERINE ET				01/01/1969	XX	3461-96					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-0331	03/31/2022	3	ALTERATIONS	7,892	07/13/2022	JD	100	100
01-303	06/25/2001	3	ALTERATIONS				100	100
91-692	11/20/1991	3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,045 OS	1.00	100	1.00	704,000	11.14	100	1.00	WF7	1.60	548,230

TOTAL	3,049 SF	ZONING	NOTED	FRNT	36	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE			LAND	548,200	498,400		
Inf1	FACTOR 100			BUILDING	135,400	120,400		
Inf2	PHY 100			DETACHED	0	0		
				OTHER	0	0		
				TOTAL	683,600	618,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/13/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/13/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/30/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	954	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	608		55.82	33,941
\$NLA(RCN)	\$355	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	608	1900	290.65	176,716
				ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	346	1900	264.32	91,453
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	352		51.50	18,128
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	400		38.40	15,360
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	338,478
CONDITION ELEM	CD
EXTERIOR	P
INTERIOR	P
KITCHEN	P
BATHS	P
HEAT	A
ELECT	A
EFF.YR/AGE	1954 / 68
COND	60 60 %
FUNC	0
ECON	0
DEPR	60 % GD 40
RCNLD	\$135,400

